

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Cambridge

State: MA

PJ's Total HOME Allocation Received: \$16,158,482

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 19				
% of Funds Committed	93.91 %	94.99 %	14	93.41 %	54	52	
% of Funds Disbursed	89.87 %	88.48 %	8	84.68 %	76	71	
Leveraging Ratio for Rental Activities	12.05	7.52	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	91.61 %	92.86 %	12	80.76 %	43	41	
% of Completed CHDO Disbursements to All CHDO Reservations***	75.18 %	72.26 %	9	68.18 %	55	54	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	72.92 %	81.71 %	18	80.32 %	23	23	
% of 0-30% AMI Renters to All Renters***	38.54 %	50.15 %	17	45.16 %	36	35	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.48 %	97.12 %	8	95.04 %	57	56	
Overall Ranking:			In State: 12 / 19		Nationally: 63 62		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,542	\$26,647		\$26,037	192 Units	51.20 %	
Homebuyer Unit	\$27,207	\$16,054		\$14,755	175 Units	46.70 %	
Homeowner-Rehab Unit	\$15,438	\$14,900		\$20,487	8 Units	2.10 %	
TBRA Unit	\$0	\$3,709		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Cambridge MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$172,521	\$211,602	\$26,988
State:*	\$143,827	\$100,449	\$22,840
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 1.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	41.7	29.1	50.0	0.0
Black/African American:	34.4	38.9	50.0	0.0
Asian:	5.2	5.7	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.5	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.5	0.0	0.0	0.0
Other Multi Racial:	1.6	8.0	0.0	0.0
Asian/Pacific Islander:	0.5	5.7	0.0	0.0

ETHNICITY:

Hispanic	15.6	12.6	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	32.8	8.0	25.0	0.0
2 Persons:	26.0	18.9	50.0	0.0
3 Persons:	25.5	28.0	12.5	0.0
4 Persons:	12.5	25.1	12.5	0.0
5 Persons:	2.6	15.4	0.0	0.0
6 Persons:	0.5	2.9	0.0	0.0
7 Persons:	0.0	1.1	0.0	0.0
8 or more Persons:	0.0	0.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	33.3	10.3	25.0	0.0
Elderly:	5.7	2.3	37.5	0.0
Related/Single Parent:	37.0	38.3	37.5	0.0
Related/Two Parent:	17.7	47.4	0.0	0.0
Other:	6.3	1.7	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	60.9	2.3 [#]
HOME TBRA:	0.5	
Other:	4.2	
No Assistance:	34.4	

of Section 504 Compliant Units / Completed Units Since 2001 207

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Cambridge State: MA Group Rank: 63
(Percentile)
State Rank: 12 / 19 PJs Overall Rank: 62
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	91.61	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	75.18	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	72.92	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	99.48	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.52	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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